

BREAGE PARISH COUNCIL

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DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 24 JUNE 2026

Present: Cllr A Woodhams (Chairman)

Cllr D Thomas

Cllr R Jude

Cllr C Tyler

Cllr A Best,

Cllr H Bradford

Cllr L Campbell

CCllr J Hodgetts

Mr D Rutherford Clerk/RFO

3 Members of the public

The Chairman welcomed everyone.

1. FIRE EVACUATION PROCEDURE

The Chair advised there would be no fire drills this evening. The evacuation procedure was explained.

2. DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS – Cllr D Thomas declared an interest in 6 ii) Application PA26/03233 and Cllr A Best declared an interest in 6 viii) Application PA26/03895 and did not vote on those applications.

3. APOLOGIES FOR ABSENCE

a) Apologies were received and accepted from Cllr L Tyler, Cllr R Rogers, Cllr M Southam, Cllr C Ralph, Cllr G Smith

4. CONFIRMATION MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 27 MAY 2026

Proposed, seconded, resolved and confirmed for accuracy.

5. PUBLIC PARTICIPATION – 19:02 – 19:16

6. PLANNING

i) Application PA26/02458 Proposal Replacement of 1no. temporary classroom with single portable classroom unit

Location Godolphin Primary School Herland Road Godolphin Cross Helston - **It was Proposed, seconded and resolved to support this application.**

ii) Application PA26/03233 Proposal Addition of garden room at front of property, formation of gable roof at rear over the existing flat roof area with windows to create storage/hobby space and relocation of existing solar panels. **Location** Seacroft 3 Sandy Cove Bungalows Castle Drive Praa Sands. **It was Proposed, seconded and resolved to support this application.**

iii) Application PA26/03467 Proposal Works to trees in a Conservation Area, namely 1) T1 - 1 x medium multi stemmed lawson cypress near swimming pool - terminal decline - fell to stump <100mm height. 2) T2 - 1 x small multi-stemmed elder overhanging outbuilding near back kitchen door - coppice. 3) T3 - 1 x large ash over driveway entrance - remove storm damaged limbs over driveway. 4) T4 - 1 x medium sweet chestnut in parking area - prune to clear dwelling x 2m+ laterally & vertically.

Location Old Vicarage Hall Vicarage Row Breage Helston Cornwall Application – **For Info only – decision by delegated Authority.**

iv) Application PA26/03206 Proposal Construction of Two Self-Build Dwellings and Associated Works **Location** Land North Of The Chapel Rinsey Ashton Helston. **It was Proposed, seconded and resolved not to support this application. Concern existed with the scale and mass of the development and the statement that it was a self-build or Custom build. The character of the proposed build is out of keeping with the existing buildings and would constitute substantial harm. Issues exist over the ownership of CL230 which is registered under the Commons Registration Act 1965 part with ownership part not. The non ownership section falls under Section 9 of the act and under the protection of the local authority. The technical requirement of the PIP process has not been demonstrated.**

v) Application PA26/03536 Proposal Application for a Lawful Development Certificate for an Existing use Use of shed as a single self-contained dwellinghouse **Location** An Godror Godolphin Cross Helston Cornwall. **It was Proposed, seconded and resolved to support this application.**

vi) Application PA26/03505 Proposal Demolition of Garage to Form Ancillary Accommodation & Associated Works
Location 10 Pellor Fields Breage Helston Cornwall. **It was Proposed, seconded and resolved to support this application and that it remains ancillary to the house.**

vii) Application PA26/03572 Proposal Demolition of a UPVC, lean-to conservatory and erection of a single storey extension. **Location** Trerodeth Wheal Vor Breage Helston. **It was Proposed, seconded and resolved to support this application.**

viii) Application PA26/03895 Proposal Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 under Part 17 for mineral exploration. **Location** Land North East Of Carleen And South Of Penhale Wheal Vor Breage Cornwall - **Noted**

xi) Application PA26/03800 Proposal Conversion of Loft, Installation of Dormer, Ground Floor Extension & Associated Works **Location** 10 Pellor Fields Breage Helston Cornwall. **It was Proposed, seconded and resolved to support this application.**

x) Appeal - PA25/03739 – Land west of Lowenna, Pentreath Lane, Praa Sands, Appeal Allowed. No Costs claimed.

7. CHAIRMAN'S COMMENTS

i) Expressed disappointment that Little Stitch lost their AL1 application

ii) Updated Council on an informal complaint received.

8. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

PARISH COUNCIL MEETING TUESDAY 07 JULY 2026, PLANNING AND LAND USE MATTERS 19:00 WEDNESDAY 29 JULY 2026.
MEETINGS, UNLESS OTHERWISE NOTED, TO BE HELD IN THE PARISH ROOMS, BREAGE AT 7.00 P.M.

PUBLIC PARTICIPATION – 19:04 – 19:15 - Three members of the public came to discuss application PA26/03206 – all three spoke against supporting this application.

Issues raised:

Development out of keeping with area (detailed in the Domesday Book) in terms of Mass & Scale,

Impact on Historic Property

Flooding risk.

Driveway proposed across Common Land.

Stated as self-build but on the Market.